013.0	0012	0005.A	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	1,932,500	/	1,932,500
USE VALUE:	1,932,500	/	1,932,500
ASSESSED:	1,932,500	/	1,932,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON LAND REALTY LLC
Owner 2:	c/o MUGAR ENTERPRISES INC
Owner 3:	
Street 1:	222 BERKELEY ST. SUITE 1450
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	TING DAVID T/TRUSTEE -
Owner 2:	ARLINGTON LAND REALTY TRUST -
Street 1:	222 BERKELEY ST. SUITE 1450
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02116

NARRATIVE DESCRIPTION

This Parcel contains 6.27 Sq. Ft. of land mainly classified as Pot-Dev Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	PUD	PL UNIT DE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
391	273121.200			1,932,500	1,932,500
Total Card	6.270			1,932,500	1,932,500
Total Parcel	6.270			1,932,500	1,932,500

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11052
GIS Ref	
GIS Ref	
Insp Date	03/12/09

!1350!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0012-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	391	FV		0	273,121.2	1,932,500	1,932,500		Year end	12/23/2021
2021	391	FV		0	273,121.2	1,908,000	1,908,000		Year End Roll	12/10/2020
2020	391	FV		0	273,121.188	1,883,500	1,883,500	1,883,500	Year End Roll	12/18/2019
2019	391	FV		0	273,121.188	1,801,800	1,801,800	1,801,800	Year End Roll	1/3/2019
2018	391	FV		0	273,121.188	1,638,500	1,638,500	1,638,500	Year End Roll	12/20/2017
2017	391	FV		0	273,121.188	1,393,400	1,393,400	1,393,400	Year End Roll	1/3/2017
2016	391	FV		0	273,121.188	1,393,400	1,393,400	1,393,400	Year End	1/4/2016
2015	391	FV		0	273,121.188	1,311,800	1,311,800	1,311,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:53:00

LAST REV

Date	Time
11/04/15	10:06:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1350

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TING DAVID T/TR	1479-27		9/16/2015	Intra-Corp	10	No	No		filed both ways 66082:466
Y&M TRUST PARTN	1363-145		12/30/2008	Intra-Corp	10	No	No		filed both ways
BROWN BENJAMIN/	1160-25		8/14/1996		10	No	No		filed both ways 26580:232
MUGAR STEPHEN P	9710-345		11/8/1960	Convenience	10	No	No		Duplicate recording in land court, unable to

USER DEFINED

Prior Id # 1:	11052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2009	Vacant Lot	197	PATRIOT
10/4/1999	Vacant Lot	163	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
391	Pot-Dev Land		43560		Sq. Ft.	Site		0	44.	0.75	CG			Access	-25					1,437,480						1,437,500	
391	Pot-Dev Land		5.27		Acres	Excess	1.0	0	100,000.	0.94	CG									494,974						495,000	

Total AC/HA:	6.27000	Total SF/SM:	273121	Parcel LUC:	391	Pot-Dev Land	Prime NB Desc	COMM GD	Total:	1,932,454	Spl Credit		Total:	1,932,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

BK:735 PG:88.

SKETCH

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad	Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0012-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: